

# CONDITIONS OF APPROVAL

## **Tentative Subdivision Map TM17-1532/Sierra Sunrise Planning Commission/September 13, 2018**

### **Planning Services**

1. This Tentative Subdivision Map is based upon and limited to compliance with the project description, the hearing exhibits, and conditions of approval set forth below.

Any deviations from the project description, exhibits or conditions must be reviewed and approved by the County for conformity with this approval. Deviations may require approved changes to the permit and/or further environmental review. Deviations without the above described approval will constitute a violation of permit approval.

The project description is as follows:

The project allows the creation of 8 residential lots ranging in size from approximately 17,329 square feet to 261,280 square feet and 1 roadway lettered lot. Access shall be provided via direct access from Woodleigh Lane (pubic road) for the seven smaller lots and access for the larger lot will be provided by a “flag” configuration of the lot, with an extended “estate” style driveway. The project shall connect to public water and sewer facilities provided by El Dorado Irrigation District (EID). The approval includes the following:

<b>Lot Number</b>	<b>Gross Area</b>	<b>Improvements</b>
1	20,089 Sqft.	Building pad
2	17,329 Sqft.	Building pad
3	18,611 Sqft.	Building pad
4	19,962 Sqft.	Building pad
5	20,474 Sqft.	Building pad
6	20,514 Sqft.	Building pad
7	21,779 Sqft.	Building pad
8	261,280 Sqft.	Building pad
Lot R	23,292 Sqft.	Existing Road

The grading, development, use, and maintenance of the property, the size, shape and the protection and preservation of resources shall conform to the project description above and the hearing exhibits and conditions of approval below. The property and any portions thereof shall be sold, leased or financed in compliance with this project description and the approved hearing exhibits and conditions of approval hereto. All plans must be submitted for review and approval and shall be implemented as approved by the County.

2. **Permit Time Limits:** This Tentative Subdivision Map shall expire 36 months from the date of approval unless a timely extension has been filed.

3. **Fish and Wildlife Fee:** The applicant shall submit to Planning Services a \$50.00 recording fee and the current Department of Fish and Wildlife fee prior to filing of the Notice of Determination by the County. Please submit check for the total amount to Planning Services and make the check payable to El Dorado County. No permits shall be issued or final map filed until said fees are paid.
4. **Steep Slopes:** Development or disturbance of the project site shall be restricted to areas with slopes not exceeding 30 percent.
5. **Indemnity:** In the event of any legal action instituted by a third party challenging the validity of any provision of this approval, the developer and landowner agree to be responsible for the costs of defending such suit and shall hold County harmless from any legal fees or costs County may incur as a result of such action.

The developer and land owner shall defend, indemnify, and hold harmless El Dorado County and its agents, officers, and employees from any claim, action, or proceeding against El Dorado County or its agents, officers, or employees to attack, set aside, void, or annul an approval of El Dorado County concerning a Parcel Map.

The County shall notify the applicant of any claim, action, or proceeding, and the County shall cooperate fully in the defense.

6. **Final Map Recordation:** Prior to final map recordation, the applicant shall provide a written description, together with appropriate documentation, showing conformance of the project with each condition imposed as part of the project approval.
7. **Park Fees:** The subdivision shall be subject to parkland dedication in-lieu fees based on values supplied by the County Assessor and calculated in accordance with Section 16.12.090 of the County Code. The applicant shall provide proof of payment of parkland dedication in-lieu fees to Planning Services prior to filing the final map.
8. **Fees:** All fees associated with the tentative subdivision map shall be paid prior to filing the final subdivision map.
9. **Liens and Bonds:** Prior to filing a final map, if the subject property is subject to liens for assessment or bonds, pursuant to the provisions of Government Code Section 66493, the owner or subdivider shall either: (a) Pay the assessment or bond in full, or (b) File security with the Clerk of the Board of Supervisors, or (c) File with the Clerk of the Board of Supervisors the necessary certificate indicating provisions have been made for segregation of bond assessment responsibility pursuant to Government Code Section 66493(d).
10. **Archeological Resources:** In the event of the discovery of human remains, all grading shall cease within 100 feet and the County coroner shall be immediately notified pursuant to subdivision(c) of Section 7050.5 of the Health and Safety Code and Section 5097.98 of

the Public Resources Code. The coroner shall make his or her determination within two working days from the time the person responsible for the excavation, or in his or her authorized representative, notifies the coroner of the discovery or recognition of the human remains. If the coroner determines that the remains are not subject to his or her authority and if the coroner recognizes the human remains to be those of a Native American, he or she shall contact, by telephone within 24 hours, the Native American Heritage Commission. The Native American Heritage Commission will immediately notify the person it believes to be the most likely descendant of the deceased Native American.

Upon the discovery of the Native American remains, the landowner shall ensure that the immediate vicinity, according to generally accepted cultural or archaeological standards or practices, where the Native American human remains are located, is not damaged or disturbed by further development activity until the landowner has discussed and conferred, as prescribed in Section 5097.98 of the Public Resources Code, with the most likely descendants regarding their recommendations. The descendants shall complete their inspection and make their recommendation within 48 hours of their notification by the Native American Heritage Commission. The recommendation may include the scientific removal and nondestructive analysis of human remains and items associated with Native American burials or other proper method(s) for handling the remains in accordance with Section 5097.98(b-h). Any additional costs as a result of complying with this section shall be borne by the project applicant. Grading and construction activities may resume after appropriate measures are taken.

11. **Water Meters:** A subdivision map shall not be filed until an EID Water Meter Award Letter or similar document has been issued for all of the lots included in the filed subdivision map, and a copy submitted to Planning Services at the time of filing the Final Map.

### **Transportation Department**

12. **Offer of Dedication:** The project shall offer to dedicate, in fee, a right of way for Woodleigh Lane measuring 30 feet from centerline of existing Woodleigh Lane. Additional offers may be required to include all appurtenant slope, drainage, pedestrian, public utility, or other public service easements as determined necessary by the County.

The offer(s) will be accepted by the County, as Woodleigh Lane is already County-Maintained.

13. **Maintenance Entity:** The proposed project must form an entity for the maintenance of private drainage facilities. Transportation Division shall review the document forming the entity to ensure the provisions are adequate prior to filing of the final map.

14. **Consistency with County Codes and Standards:** The developer shall obtain approval of project improvement plans and cost estimates consistent with the Subdivision Design and Improvements Standards Manual (as may be modified by these Conditions of Approval or by approved Design Waivers) from the Transportation Division and pay all applicable fees prior to filing of the final map.

Additionally, the project improvement plans and grading plans shall conform to the County Grading, Erosion and Sediment Control Ordinance, Grading Design Manual, the Drainage Manual, Storm Water Ordinance (Ord. No. 5022), Off-Street Parking and Loading Ordinance, all applicable State of California Water Quality Orders, the State of California Handicapped Accessibility Standards, and the California Manual on Uniform Traffic Control Devices (MUTCD).

15. **Stormwater Management:** The project shall construct post construction storm water mitigation measures to capture and treat the a5th percentile 24 hour storm event as outlined in the CA Phase II MS4 Permit and the County's [West Slope Development and Redevelopment Standards and Post Construction Storm Water Plan](#). The Project shall also show detention and/or retention facilities on the project improvement plans to fully mitigate any increased runoff peak flows and volumes in accordance with the County Drainage Manual. As an alternative to treating the entire project with a regional treatment system, the project may propose distributed source control measures to be constructed for the roadways, any other impervious surfaces and on each lot with the individual lot building permits to achieve the same effect. In which case, a deed restriction shall be recorded with the final map to ensure construction of individual lot source control measures.

16. **Water Quality Stamp:** All new or reconstructed drainage inlets shall have a storm water quality message stamped into the concrete, conforming to the Storm Water Quality Design Manual for the Sacramento and South Placer Regions, Chapter 4, Fact Sheet SD-1. All stamps shall be approved by the El Dorado County inspector prior to being used.

17. **Drainage (Cross-Lot):** Cross lot drainage shall be avoided. When concentrated cross lot drainage does occur or when the natural sheet flow drainage is increased by the project, it shall be contained within dedicated drainage easements. This drainage shall be conveyed via closed conduit or open channel, to either a natural drainage course of adequate size or an appropriately sized storm drain system. The Grading and Improvement plans shall show drainage easements for all on-site drainage facilities where required.

#### **Air Quality Management District**

18. **Fugitive Dust:** The project construction will involve grading and excavation operations, which will result in a temporary negative impact on air quality with regard to the release of particulate matter (PM<sub>10</sub>) in the form of dust. The project shall adhere to the

regulations and mitigation measures for fugitive dust emissions during the construction process. In addition, a Fugitive Dust Mitigation Plan (DMP) Application with appropriate fees shall be submitted to and approved by the AQMD prior to start of project construction if a Grading Permit is required from the Building Dept. (Rules 223 and 223.1)

19. Paving: Project construction will involve road development and shall adhere to AQMD Cutback and Emulsified Asphalt Paving Materials (Rule 224).
20. Painting/Coating: The project construction may involve the application of architectural coating, which shall adhere to AQMD Rule 215 Architectural Coatings.
21. Open Burning: Burning of wastes that result from "Land Development Clearing" must be permitted through the AQMD. Only dry vegetative waste materials originating from the property may be disposed of using an open outdoor fire (Rule 300 Open Burning).
22. Construction Emissions: During construction, all self-propelled diesel-fueled engines greater than 25 horsepower shall be in compliance with the California Air Resources Board (ARB) Regulation for In-Use Off-Road Diesel Fueled Fleets (§ 2449 et al, title 13, article 4.8, chapter 9, California Code of Regulations (CCR)). The full text of the regulation can be found at ARB's website here: <http://www.arb.ca.gov/msprog/ordiesel/ordiesel.htm> An applicability flow chart can be found here: [http://www.arb.ca.gov/msprog/ordiesel/faq/applicability\\_flow\\_chart.pdf](http://www.arb.ca.gov/msprog/ordiesel/faq/applicability_flow_chart.pdf) Questions on applicability should be directed to ARB at 1-866-634-3735. ARB is responsible for enforcement of this regulation.
23. Portable Equipment: All portable combustion engine equipment with a rating of 50 horsepower or greater shall be registered with the California Air Resources Board (CARB). A copy of the current portable equipment registration shall be with said equipment. The applicant shall provide a complete list of heavy-duty diesel-fueled equipment to be used on this project, which includes the make, model, year of equipment, daily hours of operations of each piece of equipment.

#### **Surveyor's Office**

24. All survey monuments must be set prior to the filing the Final Map or the developer shall have surety of work to be done by bond or cash deposit. Verification of set survey monuments, or amount of bond or deposit to be coordinated with the County Surveyors Office prior to the filing of the Final Map.

#### **Cameron Park Fire Department:**

25. The water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,000 gallons per minute with a minimum residual

pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 3,600 square feet or less in size for a/n Type V-B construction.

26. The water system with the purpose of fire protection for this residential development shall provide a minimum fire flow of 1,500 gallons per minute with a minimum residual pressure of 20 psi for a two-hour duration. This requirement is based on a single family dwelling 3,601 square feet or above in size for a/n Type V-B construction will be determined by Appendix B, Table B105.1. If all homes are over 3,600 square feet then all fire hydrants and hydrant mains will be sized accordingly.
27. Provide documentation from EID to the fire department to show that the system will meet required fire flow for this project.
28. All homes shall be fire sprinkled in accordance with NFPA 13D and Fire Department requirements.
29. Additional hydrant(s) will be required for this project. The hydrant manufacturer and type shall be approved by EID and the Fire Department. The location of the hydrant(s) shall be approved by the Fire Department during Civil Plan Review. Fire hydrant spacing shall be in accordance with Section 507 and Appendix C of California Fire Code. The spacing between hydrant in this development shall not exceed 500 feet. Exception: For Group R-3 and Group U Occupancies, Section 903.1, the distance requirement shall be not more than 500 feet.
30. In order to enhance nighttime visibility, each hydrant shall be painted safety red enamel and marked in the roadway with a blue reflective marker as specified by the Fire Department and State Fire Safe Regulations.
31. In order to provide this development with adequate fire and emergency medical response during construction, all Fire Access Roads and fire hydrant systems shall be constructed and approved prior to combustibles being brought on site. "NO PARKING FIRE LANE" signs shall be posted during construction as needed.
32. The above referenced project shall comply with 2016 California Fire Code, Chapter 5, Fire Service Features and Appendix D, Fire Apparatus Access Roads.
  - a. All fire apparatus access roads shall be made of asphalt, concrete, or other approved driving surface capable of supporting the imposed load of fire apparatus.
  - b. For one and two family dwelling units (R3) applications, fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders, except for approved security gates in accordance with Section 503.6, and an unobstructed vertical clearance of not less than 13 feet 6 inches (4115 mm). This conforms to Title 24, Part 9, California Fire Code.

- c. Fire apparatus access roads shall not be obstructed in any manner, including the parking of vehicles. The minimum widths and clearances established in Section 503.2.1 and 503.2.2 shall be maintained at all times.
  - d. This development shall be prohibited from installing any type of traffic calming device that utilizes a raised bump/dip section of roadway.
  - e. For one and two family dwelling units (R3) applications, dead-end fire apparatus access roads shall comply with Title 14 SRA Fire Safe Regulations as adopted by El Dorado County Section 1273.09 and shall have a turnaround constructed at its terminus. The required turning radius of a fire apparatus access road shall be 56' outside & 40' inside.
  - f. Fire Apparatus Access Road Gates shall meet the standards identified in the Fire Department's Gate Standard.
  - g. Section 501 shall be adhered to for the above referenced project.
  - h. Approved fire apparatus access roads shall be provided for every facility, building, or portion of building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building measured by an approved route around the exterior of the building or facility.
33. All roads, streets, private lanes and driveways shall not exceed sixteen (16) percent grade to be consistent with state regulations.
34. Fire apparatus access roads, 20 to 29 feet wide, shall be posted on both sides as a fire lane, with no parking allowed on either sides of the roadway. To mitigate a possible illegal parking issue, the owner of the proposed subdivision shall come up with a suitable parking and/or enforcement plan.
35. Fire apparatus access roads, 30 to 35 feet wide, shall be posted on one side as No Parking, Fire Lane with parking allowed only on the opposite side of the roadway.
36. Fire apparatus access roads, 36 feet and greater in width, may allow parking on both sides of the roadway.
37. All No Parking-Fire Lane issues on access roads shall comply with El Dorado County Regional Fire Protection Standard #B-004.
38. If any fencing is used that backs up to wildland open space, it shall be required to use non-combustible type fencing.

39. All driveways as defined by Title 14 SRA Fire Safe Regulations as adopted by El Dorado County shall be not less than 12 feet wide. Vegetation shall be cleared to an unobstructed vertical clearance of not less than 15 feet.
  - a. Driveway exceeding 150 feet in length, but less than 800 feet in length, shall provide a turnout near midpoint of the driveway. Where the driveway exceeds 800 feet, turnouts shall be provided no more than 400 feet apart.
  - b. A turnaround shall be provided at all building sites on driveways over 300 feet in length, and shall be within 50 feet of the building.
40. The vegetation management provisions of the Cameron Park Community Services District "Weed and Rubbish Abatement" Ordinance 2016.03.16 shall be maintained annually. A funding mechanism shall be established to fund these maintenance provisions, some examples, but not all, would be;
  - i. Road Association
  - ii. Community Service District (CSD)
  - iii. Homeowners Association (HOA)
  - iv. Zone of Benefit
41. The landscaping plan will be reviewed to ensure that no tree will impede fire apparatus access when fully grown.
42. The fire code official shall have the authority to require an increase in the minimum access widths where they are inadequate for fire or rescue operations.
43. Payment for Fire Prevention Fees for Services in Full.
44. A Wildland Fire Safe Plan prepared by a Registered Professional Forester (RPF) and approved by the local fire Protection District and/or California Department of Forestry and Fire Protection shall be submitted to Cameron Park Fire Department prior to grading permits.

**Community Development Services: Administrative Finance Division:**

45. The Sierra Sunrise Drainage Zone of Benefit was established in 1990 to satisfy conditions for TM 88-1095 with identical boundaries to the proposed project. Funding for that legacy zone was based on different infrastructure than is proposed for this project TM 17-1532. Prior to final map the applicant shall provide an engineer's report that supports and describes the revised drainage infrastructure to be maintained with zone funds, and the cost of providing the services including capital replacement, annualized and apportioned to each parcel within the zone. If the special tax for the zone does not cover the costs, the applicant shall request that the County conduct proceedings for a benefit assessment to fund the zone activities. All costs associated with the proceedings shall be paid by the applicant.